

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC)
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, JUNE 25, 2010**

The members of the Crossroads Project Area Committee (PAC) held their regular meeting and annual election at the College Avenue Baptist Church, Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:36 p.m. to 8:30 p.m.

Members present at Roll Call: Cynthia Lewis, David Nelson, Jennifer Finnegan, Charles Maze, Daniele Laman, Anna Orzel-Arnita and Mario Ingrassi [7]

Members that arrived after Roll Call: William Albrektsen (6:40) [1]

Members Not Present: John Mireles and Kasra Movahedi

Staff in Attendance: Ulysses Panganiban & Tracy Reed

Public in Attendance: Sixteen (16) signed attendance sheet.

Documents Distributed: 1) List of PAC Candidates, 2) Sector Study of Calif. Redevelopment & Tax Allocation Bonds (TAB's), and 3) Outline of Crossroads Bonds for Housing and Non-housing.

CALL TO ORDER: Called to order at approximately 6:36p.m. by Charles Maze, Chair.

1. ROLL CALL: A quorum was established when 7 of the 11 PAC members were present. Currently four positions are vacant: 1) Residential Tenant, College Area/City Heights; 2) Residential Tenant, Eastern Area; and 3) Business/Property Owner, Southern Area (two positions)

2. APPROVAL OF AGENDA: For June 25, 2010

MOTION – **Daniele/Anna:** Approve agenda as proposed; passes (6-0-1c)

3. APPROVAL OF MINUTES: For May 27, 2010

MOTION – **David/Daniele:** Approve minutes as revised; passes (7-0-1c)

4. CANDIDATES FORUM:

- a. Residential Tenant: City Heights or College Area,
 - o Jeannette Maxwell
- b. Residential Tenant: Eastern Area,
 - o Jose Lopez
- c. Residential Owner-Occupant: City Heights or College Area,
 - o None
- d. Business/Property Owner: Northern Area,
 - o William Albrektsen
 - o Bryant Jackson
- e. Business/Property Owner: Southern,
 - o Lynn Ewing
 - o Herlindo Salinas
- f. At-Large Community Organization Representative,
 - o Anna Orzel-Arnita

5. ELECTION:

At 7:00 pm the annual Crossroads PAC election was opened by the City Clerk in an conference adjoining room. The election will be open until 8:30 pm.

6. COMMENTS ON NON-AGENDA ITEMS: (synopsis of comments)

Committee:

Daniele: The Sears Essentials will be closing and will reopen as a Kmart.

Jennifer: The BID recently installed 25 hanging flowers baskets, which was part of a 2-year process.

Public (audience): None

7. REPORTS: Elected Officials, Chair, Subcommittee(s) & Agency/City Staff (synopsis of comments)

District 7 Representative -

Cynthia Harris: Provided an update on an El Cajon Blvd vehicle accident. A driver did not yield.

Reminded those present of the Council member has monthly meetings within the community.

PAC Chair - none

Community Planning Groups -

Charles: CACC was provided with an update on some water main replacement group jobs within El Cerrito. The current property owner of the closed Plasma Center on El Cajon Blvd. is considering redeveloping the site for a medical clinic.

Jennifer: The College BID has existed for 13-years and after a recent board retreat the BID's focus will be on events that benefit College Area businesses.

Agency -

Tracy: The design and construction plans to install additional streetlights along El Cajon Blvd and Streamview Dr will be complete by July. The electrical system along El Cajon Blvd has been designed to accommodate the future installation of acorn (pedestrian) lights. The tentative construction date is February 2011 with an expected 6 month construction period. This month I was told by City Engineering that due to reorganization they have the ability to manage a Corridor or Mobility Study for El Cajon Blvd if funding is available. The Agency has hired an engineering consultant to prepare a preliminary report regarding the existing conditions and cost estimates for the South College Ave improvements. Proposals are due this week from the Agency's as-needed environmental consultants regarding the Plan Amendment (merger).

8. OLD BUSINESS: (synopsis of discussions)

a. Action: Recommendation on Issuance of Crossroads Tax Allocation Bond(s):

1) Housing Bond (taxable & pool funds), and

Tracy: Please refer to bond handout. The net proceeds for Crossroads will be \$3.7 million. The Agency anticipates issuing a Pooled Series of Bonds in August secured by housing revenue from Crossroads, North Bay, NTC, City Heights, North Park, and San Ysidro Project Areas. A portion of the proceeds of the bonds will repay existing bank lines of credit which was low and moderate income housing projects and programs. Housing bond proceeds not used within a Project Area will be available for housing projects within other Project Areas through the Agency's Affordable Housing Opportunity Fund.

David: I am against pooling. The PAC (project area) from which the funds are from does not have a say or input on their use or project.

Tracy: In 2006 the Agency and Council approved the pooling of funds for this effort. All Executive Loan Committee meetings are noticed and open to the public. If someone from

the community or a PAC wished to object to the use of their pooled funds they could attend the meeting and express their concerns.

David: There is a new City Council.

Anna: Could these bond funds be used for HELP?

Tracy: Yes

MOTION – **Cynthia/Jennifer:** Recommend that the Redevelopment Agency issue Crossroads Tax Allocation Bonds for affordable housing and pool the funds; passes (5-2 (David & Daniele) -1c)

2) Non-Housing Bond (tax exempt)

Tracy: The net proceeds will be \$4.3 million. The Agency anticipates issuing this Bond in August and they will be secured by non-housing tax revenue (80% funds). These bonds will be a tax-exempt which means they must be used for public improvements. Some potential uses of these funds are some approved projects such as the installation of traffic signals along College Avenue and the construction of the multi-purpose building in North Chollas Park. Future uses of these funds are; sidewalks, pedestrian ramps and additional streetlights. Some of the documents that are being prepared as part of this bonding offering are: preliminary official statements, fiscal consultant report, and credit agency presentation.

MOTION – **Daniele/David:** Recommend that the Redevelopment Agency issue Crossroads Tax Allocation Bonds for non-housing; passes (7-0-1c)

9. NEW BUSINESS: (synopsis of discussions)

None

10. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:

a. July 22, 2010:

- 1) Redevelopment Plan Amendment (for Project Area merger)l and
- 2) Mid-Term Review of 5-year Implementation Plan (Crossroads)

b. August 26, 2010:

11. ADJOURNMENT: at 8:02

Prepared: 07-13-10 twr

Revisions: 08-27-10 twr

Draft (Final) Approved: August 26, 2010

Motion was by: Daniele/Anna

Revisions are in: Double Underlined and Italic

Vote was: 8-0-2